



Department of
**State Development, Infrastructure,
Local Government and Planning**

Our ref: DEV2022/1325

17 May 2023

Trilogy Land Pty Ltd
C/- Urbis Pty Ltd
Att: Mr Cameron See
Level 2, 64 Marine Parade
SOUTHPORT QLD 4215

Email: goldcoastoffice@urbis.com.au

Dear Mr See

S89(1)(a) Approval of PDA development application

PDA development permit for Material change of use for Health Care Services, Research and Technology Industry, Office, Food and Drink Outlet, Indoor Sport and Recreation, Function Facility, and Hotel (Bar) at 16 Nexus Way, Southport, described as part Lot 9 on SP275512

On 17 May 2023, pursuant to s.85(4)(b) of the *Economic Development Act 2012*, the Minister for Economic Development Queensland (MEDQ) decided to grant **all** of the PDA development application applied for, in accordance with the attached PDA decision notice.

The PDA decision notice and approved plans / documents can also be viewed in the MEDQ Development Approvals Register via the Department website at www.dsdlgp.qld.gov.au/pda-da-applications.

If you require any further information, please contact Ms Elizabeth Piper, Manager, Development Assessment, in Economic Development Queensland, by telephone on (07) 3452 7522 or at Elizabeth.Piper@dsdlgp.qld.gov.au, who will be pleased to assist.

Yours sincerely

Beatriz Gomez
Director
Development Assessment
Economic Development Queensland

PDA Decision Notice

Site information		
Name of priority development area (PDA)	Parklands Priority Development Area	
Site address	16 Nexus Way, Southport	
Lot on plan description	Lot number	Plan description
	Part Lot 9	SP275512
PDA development application details		
DEV reference number	DEV2022/1325	
'Properly made' date	31 August 2022.	
Type of application	☒ PDA development application for: ☒ Material change of use ☐ Preliminary approval ☒ Development permit ☐ Reconfiguring a lot ☐ Preliminary approval ☐ Development permit ☐ Operational work ☐ Preliminary approval ☐ Development permit ☐ Application to change PDA development approval ☐ Application to extend currency period	
Proposed development	Health Care Services, Research and Technology Industry, Office, Food and Drink Outlet, Indoor Sport and Recreation, Function Facility, and Hotel (Bar)	
PDA development approval details		
Decision of the MEDQ	The MEDQ has decided to grant all of the PDA development approval applied for, subject to PDA development conditions forming part of this decision notice. The approval is for: PDA Development Permit for Material Change of Use for Health Care Services, Research and Technology Industry, Office, Food and Drink Outlet, Indoor Sport and Recreation, Function Facility, and Hotel (Bar)	
Decision date	17 May 2023	
Currency period	6 years from the date of the decision	

For Approval - Plans and Documents		Number	Date
1.	Technical Analysis	6140.1S.00.003, Rev I	16 December 2022, amended in red 15/05/2023
2.	Site Plan	6140.1S.01.001, Rev O	1 February 2023
3.	Site Boundary Plan	6140.1S.01.002, Rev E	3 August 2022
4.	Ground Floor Plan	6140.1S.02.001, Rev Q	1 February 2023, amended in red 02/05/2023
5.	Level 1 Floor Plan	6140.1S.02.002, Rev P	16 December 2022
6.	Level 2 Floor Plan	6140.1S.02.003, Rev N	16 December 2022
7.	Level 3 Floor Plan	6140.1S.02.004, Rev O	16 December 2022
8.	Level 4 Floor Plan	6140.1S.02.005, Rev O	16 December 2022
9.	Level 5 Floor Plan	6140.1S.02.006, Rev J	16 December 2022
10.	Level 6 Floor Plan	6140.1S.02.007, Rev K	16 December 2022
11.	Level 7 Floor Plan	6140.1S.02.008, Rev J	16 December 2022
12.	Level 8 Floor Plan	6140.1S.02.009, Rev I	16 December 2022
13.	Level 9 Floor Plan	6140.1S.02.010, Rev I	16 December 2022
14.	Level 10 Floor Plan	6140.1S.02.012, Rev K	16 December 2022
15.	Roof Plan	6140.1S.03.001, Rev D	3 August 2022
16.	North Elevation	6140.1S.04.001, Rev H	16 December 2022
17.	East Elevation	6140.1S.04.002, Rev H	16 December 2022, amended in red 02/05/2023
18.	South Elevation	6140.1S.04.003, Rev H	16 December 2022, amended in red 02/05/2023
19.	West Elevation	6140.1S.04.004, Rev E	16 December 2022, amended in red 02/05/2023
20.	Building Sections	6140.1S.05.001, Rev I	16 December 2022
21.	Building Sections	6140.1S.05.002, Rev H	16 December 2022
22.	Materials and Finishes Schedule	6140.1S.06.000, Rev E	16 December 2022
23.	Materials and Finishes Schedule	6140.1S.06.001, Rev C	16 December 2022
24.	Podium Screening Finishes	6140.1S.06.002, Rev A	16 December 2022
25.	Sun Study - Typical Tower Floor Plate	6140.1S.07.001, Rev B	3 August 2022
26.	Sun Study - Typical Tower Facade	6140.1S.07.002, Rev B	3 August 2022
27.	External Shadow Diagrams	6140.1S.07.003, Rev C	16 December 2022
28.	Area Calculation Plans	6140.1S.09.001, Rev K	16 December 2022
29.	Survey Plan	6140.1S.09.100, Rev C	3 August 2022
30.	Statement of Landscape Intent prepared by Urbis	Revision D	16 December 2022

31.	Traffic and waste response prepared by Geleon	50589-LT01-A	20 December 2022
32.	Waste Management Plan, prepared by Geleon	50589-RP02-B	20 December 2022
33.	Acoustic Report, prepared by Acoustic Works	2021494 R01G	19 December 2022
34.	Engineering Infrastructure Report prepared by OSKA Consulting Group	OSK5554-0003-B	20 December 2022
35.	Sufficient Grounds (Superior Design and Overwhelming Community Need) Response, prepared by Urbis	Ltr_230307_Response to Further Issues 2	7 March 2023
36.	Traffic and Transport Assessment, prepared by Geleon	50589-RP01-A	12 August 2022
Information Only – Plans and Documents			
39.	Cover Sheet	6140.1S.00.000, Rev K	16 December 2022
40.	Architects Design Statement	6140.1S.00.001, Rev B	3 August 2022
41.	Urban Design Principles	6140.1S.00.002, Rev B	3 August 2022
42.	Renders	6140.1S.00.004, Rev F	16 December 2022
43.	Renders	6140.1S.00.005, Rev F	16 December 2022
44.	Renders	6140.1S.00.006, Rev F	16 December 2022
45.	Renders	6140.1S.00.007, Rev F	16 December 2022
46.	Renders	6140.1S.00.008, Rev C	16 December 2022
47.	Renders	6140.1S.00.009, Rev A	16 December 2022
48.	Renders	6140.1S.00.010, Rev A	16 December 2022
49.	ESD Diagrams	6140.1S.07.000, Rev B	3 August 2022

Preamble, abbreviations, and definitions

ABBREVIATIONS AND DEFINITIONS

The following is a list of abbreviations utilised in this approval:

AILA means a Landscape Architect registered by the Australian Institute of Landscape Architects.

BFP means Building Format Plan.

BASIC (SLOW) CHARGERS means an electric vehicle charging facility on a dedicated electrical circuit, typically used in long park situations such as dwellings and workplaces. Basic (slow) EV chargers use AC (240 volts) power and require a minimum 20 Amps, as well as installation of an Electric Vehicle Supply Equipment (EVSE) unit capable of supplying up to 7kW of power.

CERTIFICATION PROCEDURES MANUAL means the document titled *Certification Procedures Manual*, prepared by EDQ, dated April 2020 (as amended from time to time).

CONTRIBUTED ASSET means an asset constructed under a PDA development approval or Infrastructure Agreement that will become the responsibility of an External Authority. For the purposes of operational works for a Contributed Asset, the following definitions apply:

- External Authority** means a public-sector entity other than the MEDQ;
- Parkland** means carrying out operational work related to the provision of parkland infrastructure;
- Roadworks** means carrying out any operational work within existing or proposed road(s), to a depth of 1.5m measured from the top of kerb, and includes Streetscape Works;
- Sewer Works** means carrying out any operational work related to the provision of wastewater infrastructure;

- e) **Streetscape Works** means carrying out any operational work within the verge of a road, including footpath surface treatments, street furniture, street lighting and landscaping;
- f) **Stormwater Works** means carrying out any operational work related to the provision of stormwater infrastructure; and
- g) **Water Works** means carrying out any operational work related to the provision of water infrastructure.

COUNCIL means the relevant local government for the land the subject of this approval, being the City of Gold Coast.

DC (FAST) CHARGERS means an electric vehicle charging facility capable of supplying a minimum of 50kW of power per parking bay. DC (fast) charging is used for short term parking situations up to 1 hour in duration and provides convenience fast charging. DC (fast) chargers, generally operated by third parties, are suited to developments providing services on highways and major roads.

DESTINATION (FASTER) CHARGERS means an electric vehicle charging facility capable of supplying up to 25kW of power. Destination (faster) charging is typically used for short term parking, up to 2 hours duration. Destination (faster) charging usually requires three-phase (415 volts) power with 20-32 Amps. However, if three-phase power is unavailable, single-phase power with 40 Amps is acceptable.

DSDILGP means the Department of State Development, Infrastructure Local Government and Planning.

EDQ means Economic Development Queensland.

EDQ DA means Economic Development Queensland's – Development Assessment team.

EDQ IS means Economic Development Queensland's – Infrastructure Solutions team.

EP Act means the *Environmental Protection Act 1994*.

IFF means the Infrastructure Funding Framework, prepared by the Department of State Development, Tourism and Innovation, dated 1 July 2020 (as amended from time to time).

MEDIUM TO LONG-TERM PARKING for the purposes of electric vehicle charging, means any other parking that is not short term.

MEDQ means the Minister for Economic Development Queensland.

PDA means Priority Development Area.

RPEQ means Registered Professional Engineer of Queensland.

SHORT-TERM PARKING for the purposes of electric vehicle charging, means land uses where parking is generally for a period of less than 2 hours, and includes uses such as: hardware and trade supplies, food and drink outlet, garden centre, shop, showroom, health care services, veterinary services and the like.

Compliance assessment

Where a condition of this approval requires Compliance Assessment, Compliance Assessment is required in accordance with the following:

- a) The applicant must:
 - i) pay to MEDQ at the time of submission the relevant fee for Compliance Assessment, including any third party peer review costs which will be charged on a 100% cost recovery basis. The Compliance Assessment fees are set out in EDQ Development Assessment Fees and Charges Schedule¹ (as amended from time to time).
 - ii) submit to EDQ DA a duly completed Compliance Assessment form².
 - iii) submit to EDQ DA the documentation as required under the relevant condition.
- b) Where EDQ is satisfied the documentation submitted for Compliance Assessment meets the requirements of the relevant condition (or element of the condition), EDQ will endorse the documentation and advise by written notice.
- c) Compliance Assessment and endorsement can be repeated where a different design or solution, to that already endorsed, is sought.
- d) The process and timeframes that apply to Compliance Assessment are as follows:
 - i) applicant submits items required under a) above to EDQ DA for Compliance Assessment.
 - ii) **within 20 business days** – EDQ assesses the documentation and:
 - 1. if satisfied, endorses the documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - iii) if the applicant is notified under ii.2. above, revised documentation must be submitted **within 20 business days** from the date of notification.
 - iv) **within 20 business days** – EDQ assesses the revised documentation and:
 - 1. if satisfied, endorses the revised documentation; or
 - 2. if not satisfied, notifies the applicant accordingly.
 - v) where EDQ notifies the applicant as stated under iv.2. above, repeat steps iii. and iv. above. If either party is not satisfied by the outcome of this process, that party can elect to enter into a mediation process with an independent mediator agreed to by both parties.

Despite note v. above, the condition (or element of the condition) is determined to have been met only when EDQ endorses relevant documentation.

Submitting documentation to EDQ

Where a condition of this approval requires documentation to be submitted to either EDQ DA or EDQ IS, use the following email addresses:

- a) EDQ DA: pdadevelopmentassessment@dsdilgp.qld.gov.au.
- b) EDQ IS: EDQ_PrePostConstruction@dsdilgp.qld.gov.au.

¹ The EDQ Development Assessment Fees and Charges Schedule is available at EDQ's website.

² The Compliance Assessment form is available at EDQ's website. It sets out how to submit documentation for Compliance Assessment and how to pay Compliance Assessment fees.

PDA development conditions		
No.	Condition	Timing
General		
1	Carry out the approved development Carry out the approved development in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	Prior to commencement of use
2	Maintain the approved development Maintain the approved development in accordance with: a) the approved plans and documents; and b) any other documentation endorsed via Compliance Assessment as required by these conditions.	At all times following commencement of use
Construction management		
3	Hours of work - construction Unless otherwise endorsed, via Compliance Assessment for out of hours work, construction hours for the approved development are limited to Monday to Saturday between 6:30am to 6:30pm, excluding public holidays.	During construction unless otherwise endorsed
4	Out of hours work - Compliance Assessment Where out of hours work is proposed, submit to EDQ DA, for Compliance Assessment, an out of hours work request. The out of hours work request must include a duly completed out of hours work request form ³ .	Minimum of 10 business days prior to proposed out of hours work commencement date
5	Certification of Operational Work Carry out all Operational Work under this approval in accordance with the <i>Certification Procedures Manual</i> .	At all times
6	Construction management plan a) Submit to EDQ IS a site-based Construction Management Plan (CMP), prepared by the principal site contractor and reviewed by a suitably qualified and experienced person responsible for overseeing the site works, to manage construction impacts, including: i) noise and dust in accordance with the EP Act; ii) stormwater flows around and through the site without increasing the concentration of total suspended solids or Prescribed Water Contaminants (as defined in the EP Act), causing erosion, creating any ponding and causing any actionable nuisance to upstream and downstream properties; iii) contaminated land, where required under a site suitability statement prepared in accordance with section 389 of the EP Act; iv) complaints procedures; v) site management: 1. for the provision of safe and functional alternative pedestrian routes, past, through or around the site; 2. to mitigate impacts to public sector entity assets, including street trees, on or external to the site; 3. for safe and functional temporary vehicular access points and frequency of use;	a) Prior to commencing work

³ The out of hours work request form is available at EDQ's website.

PDA development conditions		
No.	Condition	Timing
	4. for the safe and functional loading and unloading of materials including the location of any remote loading sites; 5. for the location of materials, structures, plant and equipment; 6. of waste generated by construction activities; 7. detailing how materials are to be loaded/unloaded; 8. of proposed external hoardings and gantries (with clearances to street furniture and other public sector entity assets); 9. of employee and visitor parking areas; 10. of anticipated staging and programming; 11. for the provision of safe and functional emergency exit routes; and 12. any out of hours work as endorsed via Compliance Assessment. b) A copy of the CMP submitted under part a) of this condition must be current and available on site. c) Carry out all construction work in accordance with the CMP submitted under part a) of this condition.	b) During construction c) During construction
7	Erosion and sediment management a) Submit to EDQ IS an Erosion and Sediment Control Plan (ESCP), certified by a RPEQ or an accredited professional in erosion and sediment control, and prepared in accordance with the following: i) construction phase stormwater management design objectives of the <i>State Planning Policy 2017</i> (Appendix 2 Table A) ii) <i>Healthy Land and Water Technical Note: Complying with the SPP – Sediment Management on Construction Sites</i>. b) Implement the certified ESCP submitted under part a) of this condition.	a) Prior to commencing work b) During construction
8	Traffic management plan a) Submit to EDQ IS a Traffic Management Plan (TMP), certified by a person holding a current Traffic Management Design qualification. The TMP must include the following: i) provision for the safe and functional management of traffic around and through the site during and outside of construction work hours; ii) provision for the safe and functional management of pedestrian traffic, including alternative pedestrian routes past, through or around the site; iii) provision of parking for workers and materials delivery; iv) risk identification, assessment and identification of mitigation measures; v) ongoing monitoring, management review and certified updates (as required); and vi) traffic control plans and/or traffic control diagrams, prepared in accordance with <i>Austroads Guide to Temporary Traffic Management</i>, for any temporary part or full road closures. b) Carry out all construction work in accordance with the certified TMP submitted under part a) of this condition, which is to be current and available on site. <i>NOTE: Operational traffic changes, such as temporary and permanent lane modifications, relaxation of clearway zone hours or footpath closures</i>	a) Prior to commencing work b) During construction

PDA development conditions		
No.	Condition	Timing
	<i>may require authorisation from Council or DTMR as road manager. It is recommended that applicants engage directly with the applicable road manager.</i>	
Engineering		
9	Public infrastructure (damage, repairs and relocation) a) Repair any damage to existing public infrastructure caused by works carried out in association with the approved development. b) Where existing public infrastructure require repair or relocation, due to the approved development and/or works associated with the approved development, repair and/or relocate the public infrastructure at no cost to others and in accordance with statutory requirements and the External Authority's design standards. <i>NOTE: It is recommended applicants record their own dated photographic evidence of the condition of relevant existing public infrastructure both before and after works carried out in association with the approved development.</i>	For all parts of this condition, prior to the commencement of use
10	Earthworks a) Submit to EDQ IS detailed earthworks plans, certified by a RPEQ, and designed in accordance with: <i>Australian Standard AS3798 – 2007 Guidelines on Earthworks for Commercial and Residential Developments</i> and - the approved plans and documents. The certified earthworks plans are to: - include a geotechnical soils assessment of the site; - accord with the Erosion and Sediment Control Plans, as required by condition 7 – Erosion and sediment management; - include the location and finished surface levels of any cut and/or fill; - detail areas where dispersive soils will be disturbed, treatment of dispersive soils and their rehabilitation; - provide details of any areas where surplus soils are to be stockpiled; - detail protection measures to: - ensure adjoining properties and roads are not impacted by ponding or nuisance stormwater resulting from earthworks associated with the approved development; - preserve all drainage structures from structural loading impacts resulting from earthworks associated with the approved development; and - where rock or ground anchors are required within adjoining road or land, include consents from relevant road manager(s) and/or landowner(s). b) Carry out earthworks generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS RPEQ certification that: - all earthworks have been carried out generally in accordance with the certified plans submitted under part a) of this condition; and	a) Prior to commencing earthworks b) & c) Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	ii) any unsuitable material encountered has been treated or replaced with suitable material.	
11	Acid sulfate soils Where on-site ASS are encountered, submit to EDQ IS an ASS management plan, prepared in accordance with the <i>Queensland Acid Sulfate Soil Technical Manual Soil Management Guidelines v4.0 2014</i> (as amended from time to time). a) Excavate, remove and/or treat on site all disturbed ASS generally in accordance with the ASS management plan submitted under part a) of this condition. b) Submit to EDQ IS a validation report, certified by a suitably qualified environmental or soil scientist, confirming that all earthworks have been carried out in accordance with the ASS management plan submitted under part b) of this condition.	a) Prior to commencement of or during earthworks b) Prior to the commencement of use
12	Retaining walls a) Submit to EDQ IS detailed engineering plans, certified by a RPEQ, of all retaining walls 1m or greater in height. Retaining walls must be: i) certified to achieve a minimum 50 year design life; ii) designed generally in accordance with <i>Australian Standard AS4678 – Earth Retaining Structures</i> and relevant material standards (e.g. <i>AS3600 – Concrete Structures</i>); iii) located and designed generally in accordance with the approved plans and documents. b) Construct retaining walls generally in accordance with the certified plans required under part a) of this condition. c) Submit to EDQ IS certification from an RPEQ that all retaining wall works 1.0m or greater in height have been constructed generally in accordance with the certified plans submitted under part a) of this condition.	a) Prior to commencing earthworks b) & c) Prior to the commencement of use
13	Vehicle access a) Construct a vehicle crossover: i) located in accordance with the approved plans; and ii) designed in accordance with Council's adopted standards b) Submit to EDQ IS RPEQ certification that the crossover has been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to the commencement of use
14	Car parking a) Construct, sign and delineate car parking spaces generally in accordance with <i>Australian Standard AS2890 – Parking Facilities</i> and the approved plans. b) Submit to EDQ IS RPEQ certification that parking facilities have been constructed in accordance with part a) of this condition.	For all parts of this condition, prior to the commencement of the use
15	Bicycle parking Construct, sign and delineate bicycle parking facilities generally in accordance with <i>Australian Standard AS2890.3 – 1993 Bicycle parking facilities</i> and the approved plans:	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
16	Water connection Connect the approved development to the existing water reticulation network generally in accordance with City of Gold Coast current adopted standards. Connect the proposal to Council's water network at the existing 250mm main in Bonner Street, prior to commencement of the use at no cost to Council and include in particular: - The development is permitted with a single potable water connection (and single master meter) to Council's water network. - The development is permitted with a single fire water connection (and single master meter) to Council's water network – if required. - Be in accordance with the Water Supply Code of Australia – SEQ Service Providers Edition, and the Water and Sewerage Connections Policy. - Water meters must be in accordance with the Metering Technical Specifications and Council's standard water meter drawings - The water meter assembly is to be screened from public view. All screening to be outside of the water supply easement and door/s provided to ensure access to the assembly in compliance with Council's standard water meter drawings. - Remove redundant water meters / connections. Notes: An "Application Work on the City's infrastructure" form is required for the above works.	Prior to commencement of use
17	Sewer connection Connect the approved development to the existing sewer reticulation network generally in accordance with City of Gold Coast current adopted standards. Connect the proposal to Council's sewer network at the existing 150mm main in Knowledge Street, and include in particular: - The connection must be to a maintenance structure. - Be in accordance with the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition and the Water and Sewerage Connections Policy. - The development is permitted with a single sewer connection to Council's sewerage network. - The size of the sewer property service connection must be 150mm in accordance with Section 5.5.4 of the WSAA Gravity Sewerage Code of Australia – SEQ Service Providers Edition - Where an inspection opening (IO) is to be located in a hardstand area, the inspection opening shall be brought to surface and provided with a trafficable screwtrap lid.	Prior to commencement of use

PDA development conditions		
No.	Condition	Timing
	f) Ensure all proposed buildings, deep landscaping, structures and footings are a minimum 1 metre clear of the property sewer connection. g) Remove / seal / cap redundant sewer property services. Note: An "Application Work on the City's infrastructure" form is required for the above works.	
18	Stormwater connection Connect the approved development to a lawful point of discharge: a) with 'no-worsening' to upstream or downstream properties for storm events up to 1% Annual Exceedance Probability}; and b) generally in accordance with Council's current adopted standards.	Prior to commencement of use
19	Stormwater management (quantity) a) Submit to EDQ IS detailed engineering drawings and hydraulic calculations, certified by a RPEQ, for the stormwater drainage system designed generally in accordance with: i) <i>PDA Guideline No. 13 Engineering standards – Stormwater quantity</i> b) Construct stormwater works generally in accordance with the certified plans submitted under part a) of this condition. c) Submit to EDQ IS "as constructed" plans, certified by a RPEQ including an asset register in a format acceptable to Council.	a) Prior to commencement of stormwater works b) & c) Prior to commencement of use
20	Refuse collection a) Submit to EDQ IS evidence of approved refuse collection arrangements, from Council or a private waste contractor, for the approved development. b) Implement the refuse collection arrangements submitted under part a) of this condition.	a) Prior to commencement of use b) At all times following commencement of use
21	Electricity a) Submit to EDQ IS a Certificate of Electricity Supply from Energex for the provision of electricity supply to the approved development. b) Connect the approved development in accordance with the Certificate of Electricity Supply submitted under part a) of this condition.	For all parts of this condition, prior to the commencement of use
22	Telecommunications a) Submit to EDQ IS documentation from an authorised telecommunication service provider confirming that an agreement has been entered into for the provision of underground telecommunication services to the approved development. b) Connect the approved development in accordance with the documentation submitted under part a) of this condition.	For all parts of this condition, prior to the commencement of use

PDA development conditions		
No.	Condition	Timing
23	Broadband a) Submit to EDQ IS written agreement, from an authorised telecommunications service provider, confirming that fibre-ready pit and pipe infrastructure designed to service the approved development can accommodate services compliant with <i>Industry Guideline G645:2017 Fibre-Ready Pit and Pipe Specification for Real Estate Development Projects</i> . b) Construct the fibre-ready pit and pipe infrastructure specified in the agreement submitted under part a) of this condition.	For all parts of this condition, prior to the commencement of use
24	Electric vehicle readiness a) Include electric vehicle readiness in the development as follows: i) Provision of electrical capacity for Basic (slow) EVSE chargers to a minimum of 20% of all parking bays, including provision of conduits, cable trays and/or wiring from car park distribution boards to individual parking spaces; and ii) Installation of Basic (slow) EVSE chargers to a minimum of 4% of all parking bays b) Electric vehicle charging shall be: i. capable of electrical load control to manage the development's electricity demand profile in the context of the network supply profile; and ii. designed with regard to fire retardance and ventilation c) Submit to EDQ IS, certified evidence from a suitably qualified and experienced electrical engineer, that the electric vehicle readiness required by parts a) and b) of this condition has been provided.	For all parts of this condition, prior to the commencement of use
Planning, Landscaping and Urban Design		
25	Land Use a) The Office, Research and Technology Industry, and Health Care Services are approved land uses within all approved tenancies, except for: i. Food and drink outlet in Tenancy 2 on Ground Floor b) The car parking within the premises must be maintained exclusively for the ancillary use of the development. The parking must not be made available to the general public and there must not be signage erected on or in the vicinity of the site advertising the availability of car parking to the general public.	From commencement of use
26	Hours of Operation – Servicing Operation of trucks, commercial vehicles and/or private waste collection vehicles during the operational phase of the development must only occur between 6:30AM to 6:30PM.	From commencement of use
27	Screening Locate and screen the following components of the development so that they are not visible from any road to which the site has frontage, adjoining premises or otherwise on display from any public thoroughfare or vantage point: a. Refuse storage areas. b. Service equipment. c. Mechanical ventilation.	For all parts of this condition, prior to the commencement of use

PDA development conditions		
No.	Condition	Timing
	b) Submit to EDQ DA evidence that the requirements of part a) of this condition have been registered as part of the building management statement / equivalent document.	b) Prior to commencement of use
31	Landscape works – Compliance assessment a) Submit to EDQ DA for compliance assessment, detailed landscape plans certified by an AILA, for the development's landscape works. The detailed landscape plans must be designed generally in accordance with the approved Statement of Landscape Intent, prepared by Urbis, Rev D dated 16 December 2022 and include: i) Tree species must be a minimum bag size of 100L at the time of planting. ii) Palm species must be a minimum 3 metres in height at the time of planting. iii) Shrub species must be a minimum 200mm pot size at the time of planting. iv) Screening shrubs must be able to achieve a minimum height of 3 metres at maturity. v) Cascading species must be trained down the face of the wall/structure they are intended to grow down and have a minimum fall of 300mm at the time of planting. vi) Climbing species must be trained to the trellis and be a minimum 300mm in height at the time of planting. vii) Species should be predominantly endemic species consistent with the subtropical nature of the Gold Coast. viii) Tree species planted with root zones adjacent to structures must have root control barriers and/or structure strengthening systems installed. Full demonstration of these systems is required. ix) Pandanus species must be ex-ground, a minimum 3 metres in height and multi headed at the time of planting. x) Planter boxes where trees are to be planted must possess a minimum surface area of 6m². Tree species must be chosen which are suitable for root zones growing in confined planting locations. xi) Planter boxes containing tree species potentially exposed to prevailing winds or funnelled wind must be designed with root plate anchorage strengthening considerations or similar to prevent failure. xii) An automatic irrigation system must be provided to all podium planter boxes. xiii) Include a maintenance management plan relating to the trellis / climbing plant / green roof / green wall systems. The maintenance management plan must: • Provide detailed information on how these vegetative systems will be safely accessed for maintenance. • Stipulate a maintenance schedule for these systems. • Provide details on the minimum standards to which these systems must be maintained. • Describe actions to be taken if the system does not function as intended. xiv) The locations of all proposed stormwater systems including drainage lines, pits and tanks. xv) No frontage fencing other than as shown on the approved drawings. xvi) All road reserve turf must be repaired and replaced if damaged. xvii) Retention and protection of all existing street trees located along Bonner Street and Knowledge Street excluding one street tree and	a) Prior to commencement of ground level building work

PDA development conditions		
No.	Condition	Timing
	associated garden which is required to be removed to allow vehicle access and construction of the vehicle crossover. b) Construct landscape works generally in accordance with the plans endorsed under part a) of this condition.	b) Prior to commencement of use
32	Acoustic treatments a) Construct the approved development to incorporate the acoustic treatments specified in Section 9 of the approved Acoustic Response prepared by Acoustic Works (ref: 2021494 R01G, dated 19 December 2022) b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition, prior to commencement of use
33	Outdoor lighting Outdoor lighting within the site is to be designed and constructed in accordance with <i>Australian Standard AS 4282:1997 Control of the Obtrusive Effects of Outdoor Lighting</i>.	Prior to commencement of use
34	Sustainability and efficiency a) Construct the approved development to achieve a Five Leaf EnviroDevelopment Certification, or equivalent to be agreed with EDQ IS. b) Submit to EDQ IS evidence that the requirements of part a) of this condition have been met.	For all parts of this condition, prior to commencement of the use
35	Advertising Devices – Compliance Assessment Submit to EDQ DA for compliance assessment, details of any advertising devices proposed on the approved built form that are not exempt development. The proposed advertising devices would need to demonstrate compliance with City of Gold Coast planning provisions and the Parklands PDA Development Scheme.	At all times
36	Streetscape works – Compliance Assessment a) Submit to EDQ DA for compliance assessment, detailed streetscape works drawings, certified by an AILA, for proposed streetscape works, including a schedule of proposed standard and non-standard Contributed Assets to be transferred to Council. The streetscape works must be designed generally in accordance with the following approved plans/ documents: i) Figure 1 of the Traffic and Waste response prepared by Geleon (ref: , 50589-LT01-A, dated 20 December 2022). The certified drawings are to include, where relevant: 1. location and type of street lighting in accordance with AS1158 –<i>‘Lighting for Roads and Public Spaces’</i>; 2. footpath treatments; 3. location and specifications of streetscape furniture; 4. location and size of stormwater treatment devices; and 5. street trees and plants, including species, size and location generally in accordance with Council’s adopted planting schedules and guidelines.	a) Prior to commencement of streetscape works

PDA development conditions		
No.	Condition	Timing
	b) Construct streetscape works generally in accordance with the streetscape plans endorsed under part a) of this condition. c) Submit to EDQ IS 'as constructed' plans, certified by an AILA, and asset register in a format acceptable to Council.	b) & c) Prior to commencement of use
37	Commercial Food and Cooking Air Emissions The development is to ensure that if food and cooking odour is released, the exhaust vent outlets are discharged in accordance with the requirements of AS1668 by either vertical or horizontal discharge and directed away from any sensitive use with the following constraints: i. separated by a minimum of 6m from a sensitive use, including any outdoor air intake of a sensitive use; and ii. does not cause an odour or air emission which is detectable and disturbing at a sensitive use. iii. provide sufficient filters and odour control (2 x in series electro-static UV plus an Ozone module) if horizontal discharge is used	Prior to the commencement of the use and then to be maintained
Infrastructure contributions		
38	Infrastructure Charges Pay to the MEDQ infrastructure charges in accordance with the IFF, indexed to the date of payment. Where the application is a MCU, certified and submitted plans to Council detailing the GFA must also be provided at the time of payment	In accordance with the IFF

STANDARD ADVICE

Please note that to lawfully undertake development, it may be necessary to obtain approvals other than this PDA development approval. For advice on other approvals that may be necessary in relation to your proposal, it is recommended that you seek professional advice.

**** End of Package ****